



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, MARCH 10, 2015– 6:30 PM
DESERT BREEZE COMMUNITY CENTER
8275 SPRING MOUNTAIN ROAD
LAS VEGAS, NV 89117**

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

John Catlett
Dee Gatliff, Vice Chair
John Getter, Chair
Darby Johnson, Jr.
Angie Heath Younce
Mike Shannon, Town Liaison (702) 455-8338
Diana Morton, Secretary (702) 254-8413

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.
Helen Meyer Community Center-4525 New Forest Dr.
Spring Valley Library – 4280 S. Jones
West Flamingo Senior Center -6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
 - A. Conformance with the Nevada Open Meeting Law
 - B. Meeting Guidelines
 - C. Approval of Agenda Posted, Including Any Deletions or Corrections
 - D. Approval of Minutes of February 24, 2015
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- V. TOWN BOARD INPUT
- VI. GENERAL BUSINESS
 - A. Liaison/County Staff Business
 - B. Discuss Article V (F) Update of 2015-2016 Bylaws
 - C. Report on Summerlin South Master Planned Community Progress
- VII. PLANNING & ZONING

Possible action to be taken on the following applications:
SEE ATTACHMENT “A”
Items on the agenda may be taken out of order.
The Spring Valley Town Advisory Board may combine two or more agenda items for consideration.

The Spring Valley Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

- VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- IX. Set next meeting date – Tuesday, March 31, 2015 – 6:30 PM
- X. Adjournment

COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW
DON BURNETTE, County Manager
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

**ATTACHMENT A
SPRING VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:30 P.M., MARCH 10, 2015**

HELD OVER FROM FEBRUARY 24, 2015 MEETING

- 1A. **WS-0057-15 – SILVERGATE HOMES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for 1 lot (single family residence) in conjunction with an approved single family residential development on 0.4 acres an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue, 500 feet east of Tioga Way within Spring Valley. SB/mk/ml (For possible action)
- 1B. **WS-0019-15 – NV I-215 BUFFALO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a freestanding sign; and 2) reduce the separation from a project identification sign to a freestanding sign.
DESIGN REVIEWS for the following: 1) a freestanding sign; and 2) project identification signs in conjunction with an approved multiple family residential development on 17.2 acres in an R-4 (Multiple Family Residential - High Density) Zone and an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way, 350 feet west of Buffalo Drive within Spring Valley. SS/gc/ml (For possible action)

04/07/15 PC

1. **SC-0103-15 – IKEA PROPERTY, INC:**
STREET NAME for the following: 1) establish a private drive aisle as Ikea Way; and 2) establish a non-standard address of 6500 Ikea Way in conjunction with an approved retail development on 26.1 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the southwest corner of Sunset Road and Durango Drive within Spring Valley. SB/bk/ml (For possible action)
2. **UC-0080-15 – AFFORDABLE HOUSING PARTNERS VIII:**
USE PERMITS for the following: 1) communication tower; and 2) reduce the setback from a communication tower to a residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an architectural intrusion within the required setback; 2) allow a redundant wall; and 3) increased wall height.
DESIGN REVIEW for a communication tower and associated equipment in conjunction with an existing apartment complex on 2.5 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the northwest corner of Harmon Avenue and Lindell Road within Spring Valley. SS/jt/ml (For possible action)
3. **UC-0101-15 – PARK, DO H:**
USE PERMIT to reduce the separation from outside dining to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced landscaping.
DESIGN REVIEW for a proposed outside dining area in conjunction with an existing restaurant in an existing retail complex on a portion of 1.8 acres in a C-2 (General Commercial) Zone. Generally located on northeast corner of Spring Mountain Road and Hauck Street within Spring Valley. SB/jt/ml (For possible action)

4. **VS-0079-15 – WOODSIDE HOMES OF NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between the 215 Beltway and Bonita Vista Street and between Russell Road and Patrick Lane, and portion of right-of-way being Russell Road located between the 215 Beltway and Bonita Vista Street and a portion of Maureen Way located between Russell Road and Patrick Lane within Spring Valley (description on file). SB/co/xx (For possible action)
5. **VS-0092-15 – SEC BADURA & MONTESSOURI, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue and between Montessori Street and Rainbow Boulevard within Spring Valley (description on file). SS/co/ml (For possible action)
6. **WS-0100-15 – NGUYEN, TOM:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced front setback; and 2) allow alternative screening (decorative block wall) in the front yard in conjunction with a single family residence on 0.5 acres in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tioga Way and the south side of Edna Avenue within Spring Valley. SB/rk/ml (For possible action)

04/08/15 BCC

7. **DR-0074-15 – UNLV RESEARCH FOUNDATION:**
DESIGN REVIEW for a comprehensive sign package in conjunction with an office/warehouse building on 6.2 acres in an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Jim Rogers Way, 650 feet north of Sunset Road within Spring Valley. SS/al/ml (For possible action)
8. **DR-0083-15 – DASELER HOLDINGS, LLC:**
DESIGN REVIEW for a gymnasium and athletic field in conjunction with an existing school (Las Vegas Day School) on 13.9 acres in an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (RNP-I) Zone, and a C-P (Office & Professional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the northeast corner of Jones Boulevard and Desert Inn Road within Spring Valley. SB/gc/ml (For possible action)